

NOTICE OF A SPECIAL JOINT MEETING OF THE FRESNO CITY COUNCIL AND THE REDEVELOPMENT AGENCY

DATE: Tuesday, March 8, 2011

TIME: 1:30 P.M.

LOCATION: Council Chambers, Second Floor, City Hall, 2600
Fresno Street, Fresno California

Please Take Notice that the Council President of the City of Fresno and the Chair of the Fresno Redevelopment Agency hereby call a Special Joint Meeting of the Redevelopment Agency on TUESDAY, March 8, 2011, at the hour of 1:30 p.m., or as soon thereafter as it may be heard, in the Council Chambers, Second Floor, City Hall, 2600 Fresno Street, Fresno, California.

The purpose of the special joint meeting is to meet and consider the following:

- A. **Agency Board and the City Council take the following actions:**
1. **RESOLUTION** - Making certain findings pursuant to CEQA Guidelines 15168 and 15180, and Section 33445 of the Community Redevelopment Law, authorizing the Agency's construction of the East Avenue improvements – RDA Project No. 39-392, located within the South Fresno Industrial Revitalization Project Area **(Council and Agency action)**, and
Action Taken: Resolution Nos. 2011-38/1782 adopted
 2. Agency Board awards a contract in the amount of \$441,936.30 to B&B Construction services for the construction of the East Avenue improvements – RDA Project No. 39-392 **(Agency action)**
Action Taken: Awarded
- B. Agency Board adopt a Finding of Categorical Exemption pursuant to Article 19, Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines for demolition and clearance of buildings located at Ventura and "M" Streets (2304-2316 Ventura St., and 546- 550 "M" St), located in the Convention Center Redevelopment Area; and **(Agency action)**
Action Taken: Adopted
1. Award a contract to the lowest responsive and responsible bidder for the demolition and clearance of buildings located at Ventura and "M" Streets (2304-2316 Ventura St., and 546-550 "M" St), located in the Convention Center Redevelopment Area **(Agency action) (Property located in District 3)**
Action Taken: Awarded to Bowen Engineering and Environmental for \$34,500
- C. Agency Board authorize the Executive Director to enter into an Owner Participation Agreement between the Redevelopment Agency of the City of Fresno, Harry R. Boyajian and Daniel C. Boyajian (APN 466-182-29, and 40) in the Fulton Redevelopment Project Area **(Agency action) (Property located in District 3)**
Action Taken: Authorized
1. **RESOLUTION** - Approving waivers to the criteria for the selection of owner participants in redevelopment areas and approve an OPA with Harry R. Boyajian and Daniel C Boyajian
Action Taken: Resolution No. 1783 adopted

1:30 P.M.

SPECIAL JOINT MEETING CONTINUED

- D. **RESOLUTION** - Approving a Redevelopment Grant Agreement between the 21st District Agricultural Association, The Big Fresno Fair, an institution of the State of California and the Redevelopment Agency of the City of Fresno, and making certain findings pursuant to Health and Safety Code Section 33445 of the Community Redevelopment Law, regarding an Agency Grant to help fund improvements by the Big Fresno Fair along Kings Canyon road, located within the Southeast Fresno Revitalization Redevelopment Project Area **(Council and Agency action) (Property located in District 5)**
Action Taken: Resolution Nos. 2011-39/1784 adopted
- E. **RESOLUTION** – Authorizing deposit of tax-increment funds into the low and moderate income housing fund for the Southeast Fresno Revitalization Project Area **(Agency action) (Property located in District 5)**
Action Taken: Resolution No. 1785 adopted
- F. **RESOLUTION** - Authorizing deposit of tax-increment funds into the low and moderate income housing fund for the Southwest Fresno GNRA Project Area **(Council and Agency action) (Property located in District 3)**
Action Taken: Resolution No. 2011-40/1786 adopted
- G. Approve and authorize the Executive Director to enter into a Disposition and Development Agreement between the Redevelopment Agency of the City of Fresno (the "Agency") and Edison Plaza Partners, LP, a California limited partnership (the "Developer") for a mixed income/multi-family housing project, approximately 6.9 acres located south of Lorena Street and west of Walnut Street, subject to City Attorney approval as to form **(Council and Agency action) (Property located in District 3)**
Action Taken: Approved
1. **RESOLUTION** - Approving a Disposition and Development Agreement between the Redevelopment Agency of the City of Fresno and Edison Plaza Partners, LP, a California limited partnership, authorizing execution of related documents and making certain findings **(Council and Agency action)**
Action Taken: Resolution No. 2011-41/1787 adopted
- H. Agency Board take the following actions:
1. Adopt a finding of a Categorical Exemption per staff determination, pursuant to Section 15332 Class 32 of the CEQA Guidelines, for the development of a 19-unit mixed use residential project located at 1608 Broadway Street **(Agency action) (Property located in District 3)**
Action Taken: Adopted
2. Recommend approval of an Owner Participation Agreement (OPA) between the Redevelopment Agency and FFDA, Inc. for the development of a new 19-unit mixed-use residential project located at 1608 Broadway Street within the Fulton Redevelopment Project Area **(Agency action)**
Action Taken: Approved
- I. Agency Board take the following actions:
1. Adopt a finding of a Categorical Exemption per staff determination, pursuant to Section 15332 Class 32 of the CEQA Guidelines, for the development of a 27-unit mixed-use residential project located at 1636-1660 Broadway Street **(Agency action) (Property located in District 3)**
Action Taken: Adopted
2. Recommend approval of an Owner Participation Agreement (OPA) between the Redevelopment Agency and FFDA, Inc for the development of a new 27-unit mixed-use residential project located at 1636-1660 Broadway Street within the Fulton Redevelopment Project Area **(Agency action)**
Action Taken: Approved

1:30 P.M.

SPECIAL JOINT MEETING CONTINUED

- J. RESOLUTION** - Approving a Reimbursement Agreement between the City of Fresno and the Redevelopment Agency, and making certain findings pursuant to Section 33445 of the Community Redevelopment Law, authorizing the Redevelopment Agency to reimburse costs for installing various public improvements located within or outside the Airport Area Revitalization Redevelopment Project Area **(Council and Agency action) (Property located in District 4)**
Action Taken: Resolution No. 2011-42/1788 adopted, as amended, deleting one CEQA reference
- K.** Consider recommending to the Agency Board to authorize the Executive Director to enter into a Purchase and Sale Agreement with the City of Fresno for APNs 493-020-19; and to take all other actions as necessary and consistent with Agency Board approval. The property is located within the Airport Area Revitalization Redevelopment Project Area **(Council and Agency action) (Property located in District 4)**
Action Taken: Authorized
1. Approve a Deed of Trust against property APN 493-020-19 in favor of the City of Fresno
Action Taken: Approved
- L.** Consider recommending to the Agency Board to authorize the Executive Director to enter into a Purchase and Sale Agreement with SABB, Inc. for APN 448-030-04; and to take all other actions as necessary and consistent with Agency Board approval. The property is located within the South Van Ness Industrial Revitalization Project Area **(Agency action) (Property located in District 3)**
Action Taken: Approved, including purchase action by Pana Pacific
- M.** Adopt a finding of a Categorical Exemption per staff determination, pursuant to Section 15332 Class 32 of the CEQA Guidelines, for the development of a 62-unit mixed-use residential project located at Fulton and Calaveras Streets currently owned by the City of Fresno Cultural Arts Properties, (COFCAP) Inc. **(Agency action) (Property located in District 3)**
Action Taken: Adopted
1. Recommend approval of an Owner Participation Agreement (OPA) between the Redevelopment Agency of the City of Fresno and FFDA Properties, LLC for the development of a new 62-unit mixed-use residential project located at Fulton and Calaveras Streets within the Fulton Project Area **(Agency action)**
Action Taken: Approved
- N.** Consider approval of the following actions relating to Agency financing of the proposed rehabilitation of the former Hotel Fresno building, located at 1263 Broadway Plaza, within the Central Business District Redevelopment Area:
1. Adopt a finding of a Categorical Exemption per staff determination, pursuant to Section 15331 Class 31 of the CEQA Guidelines, for the rehabilitation of the former Hotel Fresno into a 72-unit mixed-use, mixed income development located at 1263 Broadway Plaza (APN: 466-214-01) **(Agency action) (Property located in District 3)**
Action Taken: Adopted
2. Approve an Owner Participation Agreement (OPA) between the Redevelopment Agency of the City of Fresno and Hotel Fresno, LLC for the rehabilitation of the former Hotel Fresno into a 72-unit mixed-use, mixed income development located at 1263 Broadway Plaza (APN:466-214-01) within the Central Business District Redevelopment Area **(Agency action)**
Action Taken: Approved, as amended, changing the \$900,000 grant to a loan and demonstrating numbers will pencil out

1:30 P.M.

SPECIAL JOINT MEETING CONTINUED

- O. **RESOLUTION** - Authorizing the execution of a cooperative agreement between the Fresno Redevelopment Agency and the City of Fresno for the expenditure of tax increment funds for specified public improvements and redevelopment activities and adopting findings required by Health and Safety Code Section 33445 (***Council and Agency action***)
Action Taken: Not adopted

Members of the public shall have an opportunity to address the City Council and the Redevelopment Agency concerning these matters.

DATED this 7th day of March, 2011.

LARRY WESTERLUND, RDA CHAIR

LEE BRAND, COUNCIL PRESIDENT